

Port Union Historic District
National Historic Site of Canada

Port Union, Newfoundland & Labrador



Commemorative Integrity Statement
2005

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1 INTRODUCTION

1.1 Overview

Port Union is located on the Trinity Bay side of the Bonavista peninsula approximately 120km northwest of St. John's by sea.

Port Union Historic District consists of two separate parcels of land one encompassing most of the original town established by the Fishermen's Protective Union (FPU) in the 1916-25 period, and the other comprising components of a hydro-electric generating facility established at the same time to serve the town and its businesses.

Port Union was designated a national historic site in 1998 because it is an outstanding example of a significant social phenomenon namely, a town established by a union operating autonomously and with its own commercial companies in order to sever the dependence of fishermen on the Newfoundland merchants.

Most of the commercial and domestic buildings in the town are owned by the Union Trading Company, while the hydro-electric facility is now owned by the Newfoundland Light & Power Company. The Sir William Ford Coaker Heritage Foundation is the principal organization active in preserving and operating the historic district. The Port Union Historical

Museum Association operates the Coaker house and a museum in the train station.

Very little modern construction has taken place in Port Union which means that the historic district is very largely intact and free of intrusive elements and its original plan is readily discernible.

Figure 1 Map of the island of Newfoundland with Port Union marked by an asterisk (adapted from www.heritage.nf.ca/nfld_fullmap.html)

1.2 National Historic Sites Program Objectives

The National Historic Site Program Objectives are the objectives of the Government of Canada for the national historic sites program:

1. To foster knowledge and appreciation of Canada's past through a national program of historical commemoration.
 2. To ensure the commemorative integrity of national historic sites by protecting and presenting them for the benefit, education and enjoyment of this and future generations, in a manner that respects the significant and irreplaceable legacy
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represented by these places and their associated resources.

3. To encourage and support owners of national historic sites in their efforts to ensure commemorative integrity.

1.3 Commemorative Integrity

1.3.1 Definition of Commemorative Integrity

Commemorative integrity describes the health and wholeness of a national historic site. A national historic site possesses commemorative integrity when:

1. the resources directly related to the reasons for designation as a national historic site are not impaired or under threat,
2. the reasons for designation as a national historic site are effectively communicated to the public, and
3. the site's heritage values (including those not related to designation as a national historic site) are respected in all decisions and actions affecting the site.

Resources directly related to the reasons for the site's designation are Level I resources as defined in Parks Canada's *Cultural Resource Management Policy*. Resources that are not related to the reasons for the site's designation but which have historic value are defined as Level II in the *Cultural Resource Management Policy*.

1.3.2 Definition and Purpose of the Commemorative Integrity Statement

A Commemorative Integrity Statement is a document that identifies what is meant by commemorative integrity at a particular national historic site. It provides a baseline for planning, managing, operating, reporting and taking remedial action.

The document is divided into six parts:

1. *Introduction*
2. *Designation and Context*
3. *Resources Directly Related to the Reasons for Designation as a National Historic Site*
This section of the Commemorative integrity statement identifies the resources that relate directly to the reasons for the site's designation. It also describes the historic values of these resources, which can be physical as well as associative or symbolic. These values must be safeguarded and communicated. The Commemorative Integrity

Statement provides guidance, through objectives, about the meaning of “not impaired or under threat” in the context of the site.

4. *Reasons for National Historic Significance*

This section of the Commemorative Integrity Statement identifies the reasons for designation as a national historic site, as well as any additional, essential information required to ensure their understanding. It provides guidance, through objectives, on integrity in presentation and effective communication with audiences.

5. *Resources, Values and Messages Not Related to the Reasons for Designation as a National Historic Site*

This section of the Commemorative integrity statement covers resources, messages and values that are not related to the reasons for designation as a national historic site. Objectives provide guidance on the management of these.

6. *Appendices*

1.3.3 Uses of the Commemorative Integrity Statement

A Commemorative Integrity Statement guides site management by:

1. Identifying what is most important about a site relative to the national historic designation and, for Parks Canada sites, ensuring that matters relating to national significance, including resources and messaging, are the highest management priority.
 2. ensuring that there is a focus on the “whole,” and not just the individual resources.
 3. providing the fundamental document to guide management planning and preparation of a conservation and presentation plan (for the National Historic Sites of Canada Cost-Sharing Program), which detail specific actions to be carried out.
 4. enunciating a set of heritage values and objectives that can be used in analysing and evaluating the impact of development and adaptive re-use proposals on a site or nearby property.
 5. providing the basis for design guidelines for development that might take place within or nearby and which might have an impact on the national historic site.
 6. giving direction on heritage messages for marketing plans and programs.
 7. providing the foundation for reporting to Canadians on the state of national historic
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sites.

1.4 **Cultural Resource Management Policy**

Cultural resource management is an integrated and holistic approach to the management of cultural resources. It applies to all activities that affect cultural resources, including the care taken of these resources and the promotion of public understanding and enjoyment of them. The objective is to manage cultural resources in accordance with the principles of value, public benefit, understanding, respect and integrity.

Parks Canada's *Cultural Resource Management Policy* defines cultural resources as places or human works that have been determined to have historic value. Cultural resources include those directly related to the reasons for the site's national significance and those not related but which possess historic value.

The *Policy* is the basis for management of cultural resources by Parks Canada. Other owners of national historic sites are encouraged to apply the principles and practice from the *Cultural Resource Management Policy*.

Effective cultural resource management practice is based on:

- 1) an up-to-date inventory of resources;
- 2) an evaluation of resources to determine which are to be considered as cultural resources and what it is that constitutes their historic value;
- 3) consideration of historic value in actions affecting conservation and presentation. Most, if not all, operational activities have an impact on conservation or presentation;
- 4) monitoring and review to ensure that conservation and presentation objectives continue to be met effectively.

A Commemorative Integrity Statement sets out the results of the first two points above in order to facilitate the third and fourth.

The objectives in a Commemorative Integrity Statement specify that the site should be managed in accordance with the principles and practice of the *Cultural Resource Management Policy*. In addition to the principles and practice noted above, management under the *Cultural Resource Management Policy* means:

- cultural resources and their values are inventoried and evaluated, and these

records are kept up to date;

- there are no uses or threats that reduce the potential for long-term conservation and future understanding and appreciation of the cultural resources;
- any modification to the site or its cultural resources is based on sound knowledge and respect for the historic values of the resources and is preceded by adequate research, recording, and investigation;
- conservation measures are based on direct, rather than indirect evidence, follow the path of least intrusive action, and are clearly recorded;
- any new work at or adjacent to the site is sensitive in form and scale to the site and its associated resources;
- monitoring and review systems are in place to ensure the continued survival of the cultural resources with minimum deterioration;
- reproductions and reconstructions are marked in such a way as not to be confused with the originals they are intended to represent;
- the historic value of the resources is fully considered and integrated into the planning, conservation, presentation and operational programs.

2 DESIGNATION & CONTEXT

2.1 Designation

Designation refers to the establishment of a national historic site. It occurs when the Minister approves a recommendation for national historic significance from the Historic Sites and Monuments Board of Canada. The minutes recording the decisions of the HSMBC are the most direct evidence of what the Board felt was most important about a site when they recognized its national significance (see Appendix A).

2.2 Commemorative Intent

2.2.1 Definition

Commemorative intent refers to the reasons for a site's designation as a national historic site, as determined by the Ministerially-approved recommendations of the Historic Sites and Monuments Board of Canada. A Commemorative Integrity Statement contains a *Statement of Commemorative Intent* which provides the answer to the question "When and for what reason was this site designated by the Minister responsible for the *Historic Sites and Monuments Act* as a national historic site?"

2.2.2 Statement of Commemorative Intent (SOCI) for Port Union National Historic Site of Canada

Port Union Historic District was designated a national historic site in 1998. The reasons for designation, as derived from the 1998 HSMBC minutes, are as follows:

- It is an outstanding example of a significant social phenomenon, that of the establishment of a union town noted for its commercial success in the face of aggressive competition from commercial merchants in Newfoundland.
 - The community serves as both a symbol and an expression of the Fishermen's Protective Union and its success in severing, for a time, a centuries-old dependence on Newfoundland merchants.
 - The town of Port Union is the expression of union president William Coaker's vision backed financially and politically by union members, most of whom were fishermen.
 - The union origins of Port Union are embodied in the site, including the hydro facility, setting, vernacular architecture and plan, which together convey a strong sense of place and history, still readily identifiable with a minimum of intrusive elements.
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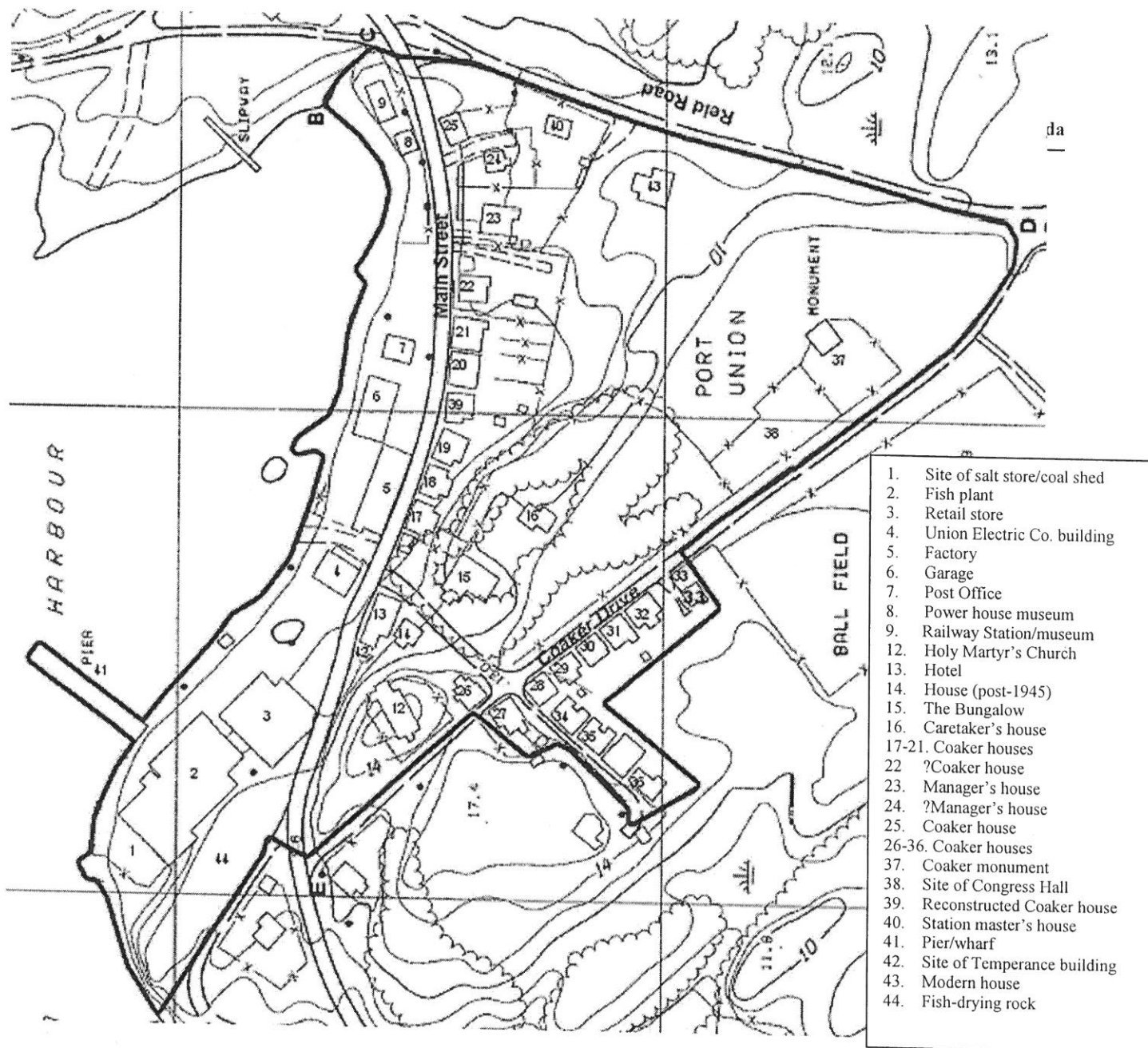


Figure 2. Section 1 of the Designated Place at Port Union. Buildings and other structures and features within the town portion of the historic district are shown. Numbering from 1-38 is taken from the 1998 Agenda Paper by Rhona Goodspeed

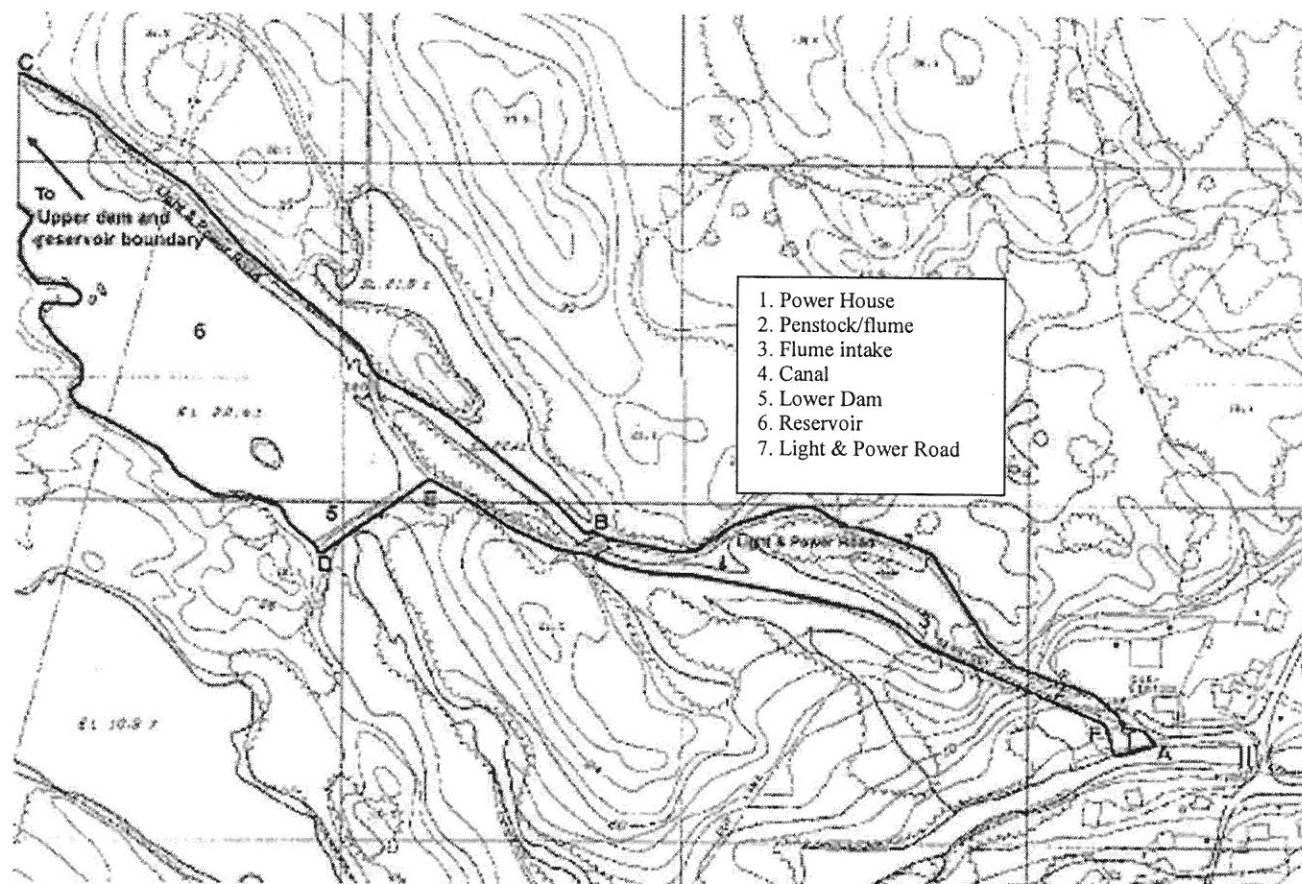


Fig. 3. Section 2 of the Designated Place of Port Union Historic District. Structures and features associated with the hydro-electric generating facility portion of the historic district are shown. Numbering 1-6 is taken from the 1998 Agenda Paper by Rhona Goodspeed.

2.3 Designated Place

2.3.1 Definition

Designated place refers to the place designated by the Minister of Canadian Heritage on the recommendation of the Historic Sites and Monuments Board of Canada. Information on what constitutes the designated place for a particular historic site is drawn from the minutes of the Historic Sites and Monuments Board of Canada.

2.3.2 Description of Designated Place for Port Union Historic District National Historic Site

The Designated Place of the Port Union Historic District, following the recommendation of the HSMBC in November 2004, comprises two detached polygonal areas: (1) a roughly triangular section of the Town of Port Union bounded for the most part by Catalina Harbour and by certain streets, both named and unnamed, described here; and (2) a section in which are located the former Union Electric Hydro-Electric Station, including its associated constructed features and reservoir, which are located about 1.5 kilometres west of the town.

Boundary of Section 1: within the Town of Port Union

This area of the Port Union Historic District is located along Catalina Harbour and is characterized by its general arrangement of buildings around the triangle of streets – Main Street, Reid Road and Coaker Drive. The proposed boundary is shown in Figure XX and is described here in six segments:

- From Point A to B, the boundary of the historic district (and designated place) follows the mean high water mark of Catalina Harbour. The wharf in front of the fish plant is within the boundary. Point A is defined as the point where the shoreline is met by a line representing the prolongation of the axis of the north side of an unnamed road. Point B is a point near the former railway station where a small water-course enters Catalina Harbour.
- From Point B to Point C: the boundary follows the minor watercourse a short distance to the point where it reaches Reid Road.
- From Point C to Point D: The boundary follows the west or inner edge of Reid Road from Point C to the intersection of Reid Road with Coaker Drive.
- From Point D to Point E: The long southwestern boundary line follows the north side of Coaker Drive from its intersection with Reid Road to its intersection with Main Street, with the following exception: the boundary crosses Coaker Drive in order to include seven houses on their lots facing Coaker Drive, and four houses on their lots facing a small unnamed side road which runs south off Coaker Drive. The boundary here surrounds the houses on their lots, as these existed at the time of designation.

- From Point E to Point F: the boundary here follows an arbitrary line which represents the shortest possible distance from the intersection of Coaker Drive and Main Street to the north side of the small unnamed road which leads towards the shore at Point A.
- From Point F to Point A: the boundary here is a straight line, following the north side of the straight portion of the unnamed side road until that road curves left; from the point where the road begins to curve, the boundary follows a prolongation of the same straight line to the mean high tide mark (Point A).

Boundary of Section 2: The Former Union Electric Hydro-Electric Station

The second section of the Port Union national historic site consists of the town's hydro-electric station and the following named associated structures: the penstock, its intake, the canal, dam and reservoir. These are shown in Figure XX. Also relevant to this description, though not described in the Minute, is the Light and Power Road, a service road which crosses the canal twice on its way to the lakeshore above the lower dam

More particularly:

- At the edge of the Catalina River, the boundary of the designated place is defined by the power house on its footprint and by the fenced area to its east (as depicted in Figure 9 in Agenda Paper 1998-37). Point A in Figure XX is at the corner of this fenced area where it meets the top of the riverbank, and is a reference point for further descriptions of the boundary.
- From Point A to Point B (FigureXX) the northern boundary of the designated place is defined by the northern (outside) edge of the service road (Light and Power Road) which runs parallel to and north of the penstock. Point B is defined as the place on the canal bank where this road crosses the canal, which draws water from the reservoir and delivers it to the penstock.
- The reservoir is within the designated place and its high-water mark is part of the boundary of the designated place.
- On the south or downstream side of the reservoir, the entire structure of the lower dam, on its footprint, is within the designated place; the boundary is formed by the lower edge of its footprint and follows the axis of the lower face of the dam to its intersection with the south side of the Light and Power Road, shown as Point E in Figure XX.
- The boundary of the designated place from Point E to the edge of the lot on which the power house sits (Point F) follows the southern edge of the Light and Power Road to its crossing of the power canal; from here it follows the edge of the constructed bank of the canal to the head of the penstock, and then follows the trace of the southern edge of the penstock itself to the point where it enters the powerhouse (Point F).

2.4 Historic and Geographic Context

2.4.1 Historic Context

The town of Port Union was established in 1916 by the Fishermen's Protective Union (FPU) as the headquarters of a movement to free fishermen from their economic dependence on the merchants. For centuries the credit system operated by the merchants, and their unilateral control over the price they paid for fish, had kept the fishermen in debt, cashless, and in constant fear of foreclosure should they attempt to sell their fish elsewhere for a better price. The FPU offered an escape from this system by operating its own fish buying and processing company and union stores, and by paying in cash for fish – cash that could then be used to buy necessary goods and supplies, and to accumulate capital and control the supply of fish for sale.

Moving the FPU headquarters away from St. John's was intended to free the union from the constraints on its development and expansion arising from the fierce hostility of the merchants there (and also to avoid the property taxes paid in the city but not in the outports). The town was also to be equipped with all the components necessary to operate autonomously, independent of the influence of the merchants. For example, the union established its own hydro-electric generating facility, and a factory to build parts for its own houses.

Choosing an uninhabited area in Catalina harbour, Sir William Coaker, President of the FPU, purchased the land and laid out a planned town that contained many highly unusual elements for an outport community. The principal commercial/industrial and institutional buildings such as the fish plant, retail store and Congress Hall were enormous by outport standards of the time. The provision of electricity from the union's own nearby hydro-electric generating facility, enabled the fish plant to adopt the leading technology of the day for handling and drying fish, and led to widespread use of electric power throughout the community in both businesses and homes. The FPU's concern for the welfare of its workers led to the construction of 50 homes rented out to workers and other staff at modest rates, most of them duplexes arranged in rows along the major streets. These homes were all equipped with electricity and water, and several had indoor plumbing.

William Coaker established five companies to realize his vision: the Union Export Company, Union Trading Company, Union Shipbuilding Company, Union Publishing Company (publisher of the Fishermen's Advocate newspaper), and the Union Electric Light & Power Company. From its base in Port Union, by 1917 the Union Trading Company supplied 40 union cash stores in other outports. By the late 1920s, over 5,000

fishing accounts were carried by the Union Trading Company. Somewhat more than 500 people lived in Port Union in its heyday in the 1920s.

A large fire in 1945 destroyed much of the town's business district, but all the buildings were quickly rebuilt in the same locations, with similar designs and having the same functions. The town continued as a major exporter of dried cod through the 1950s. In 1966 the Union Light & Power Company merged with other generating companies to form the Newfoundland Light & Power Company. The retail store remained in business serving the region's other outports until 1977. The 1992 moratorium on cod fishing had a devastating effect on Port Union, causing most of its inhabitants to leave. Now, none of the commercial or industrial buildings are being used for their original purposes, and most of the houses are empty. The Factory, where windows and doors were made for the houses and which housed the printing press of the Fishermen's Advocate, has been recently restored and is operated as a visitor centre, while the home of Sir William Coaker, and the railway station are operated as museums.

2.4.2 Geographic Context

Port Union is located on the northwest arm of Catalina harbour on the eastern side of the Bonavista Peninsula on the island of Newfoundland, approximately 120 km northwest of St. John's by sea.

The site was chosen as the new FPU headquarters, replacing the one in St. John's, for several reasons:

- it was located on an ice-free harbour that was large and deep enough to accommodate over a hundred vessels, including ships of up to 5000 tons;
- it had a nearby water supply for domestic and industrial purposes, and suitable topography for the creation of a hydro-electric generating facility;
- it was close enough to the existing railway for a spur line to be built to service Port Union
- it was closer to the main concentration of fishermen who were members or supporters of the FPU;
- it was closer to the other outports along the northeast coast that were supplied by the union companies based in Port Union;
- it was closer to the fishermen who brought their fish to be processed in Port Union;
- it had sufficient space for the union to construct and operate numerous facilities for its various companies;
- because the site of the town was uninhabited when acquired, the union could plan a community, laid out to meet its goals, without need to accommodate existing development.

3 RESOURCES DIRECTLY RELATED TO THE REASONS FOR DESIGNATION AS A NATIONAL HISTORIC SITE

This section contains details on the resources - the whole and the parts of the whole - that are directly related to the reasons for designation.

3.1 Designated Place

3.1.1 Description

The Designated Place for the Port Union Historic District consists of two parcels of land: the first a roughly triangular-shaped area encompassing the commercial, industrial and residential areas of the town established by the FPU as its headquarters in 1916, and the second comprising components of the hydro-electric generating station built by the union on the Catalina River west of the town.

In the town, the historic district is characterized by a planned layout with commercial and industrial buildings clustered along the waterfront and rows of mostly duplex housing built along streets for workers and supervisors in the FPU and its companies. The linear arrangement of the housing along streets, and the construction of duplexes were highly unusual in an outport context in Newfoundland. The presence of separate housing for some of the managers, and a vernacular interpretation of a Queen Anne-style house for Sir William Coaker, reflect the social distinctions within this union community. Other town buildings erected as part of the planned community, such as the Anglican church and the Congress Hall (no longer extant), were sited in prominent locations.

The hydro-electric generating facility designated place includes almost all the components, from the pond that supplies the water, through the dam, canal, and penstock, to the power house, and includes the Light & Power Road providing access to the dams and reservoir.

3.1.2 Historic Values

Historic value is a value or values assigned to a resource, whereby it is recognized as a cultural resource. These values can be physical and/or associative.

The designated place has historic values related to the reasons for its designation as a national historic site as follows:

For the historic district as a whole (incorporating both parcels):

- The total complex of surviving commercial, industrial, residential and institutional structures reflects the economic and operational autonomy of the community of Port

Union that was established as the union headquarters to provide fishermen with economic independence from the merchants.

The town site portion of the historic district is valued because:

- it retains the original planned layout of the town with distinct commercial/industrial and residential areas, a rare linear layout of duplex residences, and institutional structures in prominent locations
- it retains structures associated with most of the major economic enterprises (the fish plant, retail store, hydro-electric company headquarters, factory, newspaper printing plant) of the original town
- the original plan of the town is readily discernible with a minimum of modern intrusions

The hydro-electric generating portion of the historic district is valued because:

- the construction of a generating station to support the community of Port Union was a major factor in establishing and maintaining the autonomy of the union town
- the survival of the complete complex of structures and other components for the generation of hydro-electric power reflects the importance of the facility throughout the history of Port Union

3.2 Landscapes and Landscape Features

3.2.1 Description

Within the town site portion of the historic district, landscape topography played an important role in determining the layout of this planned community and in the siting of prominent structures.

The area of flat land adjacent to the water provided suitable space for the large commercial and industrial buildings (fish plant, retail store, factory etc.) and a main street of residential buildings, while the steep slope immediately behind this area limited further construction of row houses and of the Congress Hall to the flat area at the top of the hill. In between these areas the only structures were The Bungalow (Sir William Coaker's house), and the church located on a prominent knoll near the junction of Main Street and Coaker Drive.

The large rock outcrop immediately behind the fish plant was used as one of the fish drying areas.

Roadways and the railway were important elements in the layout of the planned community of Port Union and in determining the patterns of movement within the town. The two main roads were Main Street and Coaker Drive, while the third side of the triangle was defined by the railway line (now removed and replaced by Reid Road on the same alignment). A third street, Bungalow Hill ran up the hill beside the Coaker property. Other, informal, lanes and pathways also developed in the town and reflect informal patterns of movement and use.

For the hydro-electric generating facility portion of the historic district, the landscape features include the headwater pond (as currently configured following construction of the dams to control water level) and the long slope that contains the canal and the penstock to guide the flow of water to the power station.

3.2.2 Historic values

- the overall topography of the town portion of the historic district is valued because it was the primary factor in determining the overall layout of the town and the siting of some of the important buildings
- the physical and visual relationship between the harbour and the waterfront buildings is valued because the town's primary economic activity derived from fish and goods shipped to and from these buildings through the harbour
- the fish-drying rock is valued as part of the fish-processing business that was central to the economic prosperity of the town of port Union
- roadways and lanes are valued because they determined the location and alignment of most of the rows of houses and other town buildings, and because they reflect patterns of formal and informal movement and use within the town
- the landscape setting (headwater pond to its current high water mark and the slope for the flume) of the hydro-electric power generating facility is valued because it helps to explain why this site was chosen for this purpose and how hydro-electric power was generated.

3.3 Buildings and Structures

3.3.1 Description

Commercial & Industrial Buildings

Five buildings constructed in the town by the FPU for commercial or industrial purposes are still standing in the historic district – the fish plant, the retail store, the factory, the union electric building and the hotel. These closely grouped buildings form the economic heart of the community. With the exception of the shipyard (which was located outside

the historic district), these buildings include all the principal economic activities of the FPU.

Figure 2 Retail store (left) and Fish Plant (right), from water.

The fish plant and the retail store, in particular, were of a scale and modernity that were almost unknown at the time in outport Newfoundland. Incorporating what were at the time leading technologies (e.g. electric powered elevators, fish driers and presses), these buildings were exceptional in an outport context. The distinctive outward appearance of the fish plant, with its prominent elevator towers and its three storeys, became an instantly recognizable signature of Port Union.

All these buildings were originally constructed as part of the establishment of Port Union in the period 1916-1925. All except the factory were destroyed in a disastrous fire in 1945, but were immediately rebuilt in 1946 on their original sites and to much the same design and functional purpose.

Figure 3 Retail Store from Main St.

Residential Buildings

The FPU erected several houses for people who worked for the union and for its various companies. Rows of houses, mostly duplexes, were built in the historic district. Many of these houses are still standing. One row (#17-22, 25), for supervisors and managers, runs along Main Street near the waterfront, and the other (#26-36), mostly for workers, runs along the upper road (now Coaker Drive) and an adjacent street. These houses were of quite simple construction with few embellishments, but they all had electrical service and running water, and the ones on

Figure 4 "Coaker Houses" along Main St

Main Street had indoor plumbing as well. Some of the houses have lost their bay windows, some have been re-sided with modern materials, and some have had their original windows replaced with more recent designs. Despite these changes, most of the

houses retain their original character in terms of overall appearance, scale, massing, layout, and orientation, and are immediately recognizable as “Coaker houses.”¹

A somewhat more elaborate, detached house (#23) was built for the Union Trading Company manager, and another one (#24) probably for another manager. A station master’s house (#40) was also built near these two managers’ houses. The most substantial residence in the town (“The Bungalow”) was built for Sir William Coaker. These buildings, The Bungalow in particular, reflect the social prominence of the individuals who lived in them.

Figure 5 Sir William Coaker's residence: The Bungalow

Holy Martyrs Church

Although several institutional buildings were erected in the town, including the Congress Hall and a school, only the Anglican church (#12) survives. The extant building was erected on the site of the original church in 1946 following the 1945 fire. Built in the Gothic Revival style similar to that of the original church, but now missing its steeple and clad in vinyl siding, the building nevertheless retains much of its original character in terms of its location, architecture and materials. Both the original and the rebuilt church included stained-glass windows commemorating the loss of “Coaker Recruits” in World War I.

Hydro-Electric Generating Facility

The buildings and structures that comprise the hydro-electric generating facility include the Light & Power Road, a dam, canal, penstock, penstock intake shed, and generating station. All these structures, with the exception of the shed, were constructed when Port Union was established.

3.3.2 Historic Values

Common values for all the individual buildings and structures that are directly related to the reasons for designation in the two parts of the historic district are as follows:

- they are the tangible realization of Coaker’s vision of a viable outport community independent of the commercial merchants
- they represent the scale, scope and variety of the commercial, industrial, residential and institutional activities established by the FPU at Port Union

¹ One “Coaker house” located between structures 19 and 20 on Main Street was completely rebuilt to its original appearance by the Sir William F. Coaker Heritage Foundation, having been lost in a fire several years earlier.

Figure 6 The Factory, recently restored. This building also housed the press for the Fishermen's Advocate

The commercial and industrial buildings and structures (fish plant, retail store, union electric building, factory, hotel, pier, hydro-electric generating facility) as a group are valued because

- they are tangible components of the major economic activities that sustained the town of Port Union and the FPU as autonomous enterprises independent of the commercial merchants
- the size of the structures (particularly the fish plant and retail store) reflects the large scale of the FPU businesses in an outpost context

The residential buildings (“Coaker houses”) erected by the FPU are valued because

- they represent the concern of the FPU to provide decent accommodation for workers and other staff of the union businesses
- the provision of electricity, water and, in some cases, indoor plumbing, reflects the “modern” character of Port Union at the time it was established
- the alignment and spacing of these houses in rows along the streets reflects the planned nature of the town
- the common scale, design and materials used in all the houses reflect their communal, as opposed to individual, construction and ownership
- construction of most of the houses as duplexes was very rare in outpost Newfoundland at the time
- the modest size, vernacular architecture, design details and traditional materials of these houses reflect the original decisions about appropriate design and construction standards for union housing

Other residences for union staff in the historic district (the UTC Manager’s house, another probable manager’s house (#25), and the station master’s house) as a group are valued because

- they reflect the social distinctions that existed in the union town
- their design and materials reflect the vernacular architecture of middle class buildings in rural Newfoundland at that time.

The Bungalow, the residence of Sir William Coaker, is valued because:

Figure 7 Hydro power house (left foreground) with flume running along slope behind and Light & Power Rd. to the

- the building was the location of many FPU activities and meetings
- its Queen Anne design, and its setting on a large lot in the centre of the town, reflect the pre-eminent status of Sir William Coaker as the leader of the FPU in Port Union

The bungalow also has historic value not related to the designation of Port Union because

- it is directly connected to many aspects of the personal and public life of Sir William Coaker
- the design, materials and setting of the building and its grounds reflect a comfortable, but not opulent, residence for a prominent gentleman at the time

The Holy Martyrs Church is valued because

- it was an important component of the planned community of Port Union
- it is sited in a prominent location in the town reflecting the importance of the institution of the church in the community
- its Gothic Revival architecture and traditional materials reflect the aesthetic decisions made in creating the planned community of Port Union

The church also has historic value not related to the designation of Port Union because

- its stained glass windows commemorate the loss of men from the period of the founding of Port Union

[NOTE: For each individual building and structure specific historic values are listed in the table in Appendix D]

3.4 Archaeological Sites

3.4.1 Description

There are no known sites within the historic district relating to occupation or use of the area prior to the creation of Port Union by the FPU.

Within the district, the ruins of a number of buildings from the period when Port Union was established are known. These ruins mostly consist of footings and/or lower wall portions and a scatter of structural artifacts on and below the surface. The known ruins include the salt store/coal shed to the west of the fish plant; the “temperance plant” next

to the hotel; and the remains of the Congress Hall. No systematic investigations have been undertaken to determine whether the remains of other early buildings exist within the historic district.

3.4.2 Historic values

The known archaeological sites, and any others that might be discovered, are valued because :

- of their direct relationship to the establishment of Port Union as a union town established and operated by the FPU
- they are tangible links to previously existing components of the community
- they contribute to a fuller appreciation of the layout of the planned community.
- they are potential sources of information and materials that could enhance knowledge and understanding of the early years of Port Union's history.

3.5 Moveable Objects

3.5.1 Description

There has been no systematic inventory of those objects directly related to the establishment and history of Port Union as a union town that are held by various organizations or simply present in the standing buildings in the historic district. Collections of these artifacts are held in the museum, the Coaker house, and the Factory. These collections include numerous hand tools, printing equipment, woodworking machinery, electric generating equipment, ecclesiastical objects, archives and miscellaneous items^{2 3}

3.5.2 Historic values

Objects directly related to the commemorative intent of the historic district are valued because

- of their association with the establishment and operation of the town and the businesses created by the FPU
- they are tangible links with the commemorated period of Port Union's history

² NOTE: Most of the contents of The Bungalow, being the furniture and possessions of Sir William Coaker, his niece and her husband, are not considered to be directly related to the commemorative intent of the site, though they do have historic value and are included in Part 5 of this CIS. Only those objects in The Bungalow, such as record books, associated with the establishment and operation of the town and FPU businesses, are considered to be level 1 objects.

³ Large, built-in objects, such as the fish driers, elevator mechanisms, counters and shelving, are considered to be parts of the buildings in which they are located.

- they enhance understanding of the various processes involved in the commercial and industrial enterprises established at Port Union

Some of the objects also have historic values *not* related to the reasons for the national significance of the site, as follows:

- Some of the objects in The Bungalow that are directly related to the reasons for designation of the historic district are also valued for their role in illustrating aspects of the personal and public life of Sir William Coaker.

3.6 Objectives

The resources (designated place, landscapes and landscape features, buildings and structures, archaeological sites, objects) will not be impaired or under threat when:

- the resources and their associated values are respected;
- management decisions are based on adequate and sound information and are made in accordance with the principles and practice of the *Cultural Resource Management Policy*;
- the resources and their associated values are not lost, impaired or threatened from natural process, for example erosion and decay, within or outside of the site;
- the resources and their associated values are not lost, impaired or threatened from human actions within or outside of the site; and
- the historic values of the resources are communicated to visitors and stakeholders.

4 EFFECTIVE COMMUNICATION OF THE REASONS FOR DESIGNATION AS A NATIONAL HISTORIC SITE

Protection is only one part of commemorative integrity. As the *National Historic Sites Policy* states (p.78), “Protection and presentation are fundamental to commemoration, since without protection there can be no historic site to be enjoyed, and without presentation there can be no understanding of why the site is important to our history, and hence, to all Canadians.”

4.1 Reasons for Designation as a National Historic Site

4.1.1 Definition

The reasons for designation as a national historic site express, in the form of messages, why this place was designated a national historic site.

4.1.2 Reasons for Designation

- Message 1: *It is an outstanding example of a significant social phenomenon, that of the establishment of a union town noted for its commercial success in the face of aggressive competition from commercial merchants in Newfoundland.*
- Message 2: *The community serves as both a symbol and an expression of the Fishermen's Protective Union and its success in severing, for a time, a centuries-old dependence on Newfoundland merchants.*
- Message 3: *The town of Port Union is the expression of union president William Coaker's vision backed financially and politically by union members, most of whom were fishermen.*
- Message 4: *The union origins of Port Union are embodied in the site, including the hydro facility, setting, vernacular architecture and plan, which together convey a strong sense of place and history, still readily identifiable with a minimum of intrusive elements.*

4.2 Context Messages

4.2.1 Definition of Context Messages

Context messages are those messages that are essential to understanding the reasons for designation of the site. While context messages are essential to understanding the reasons for designation, they are not reasons for national significance.

4.2.2 Context Messages

Context Message 1: The “truck” system of economic relations between the fishermen and the merchants left the fishermen at the mercy of the merchants’ decisions on the price for fish

Context Message 2: The FPU was an important social and economic force in Newfoundland in the first half of the 20th century.

Context Message 3: The FPU was the dominant force in determining the social composition, physical layout and architectural environment of the community.

Context Message 4: Port Union was chosen as the site of the FPU’s headquarters because of its ice-free harbour, its suitability for hydro-electric power generation, its supply of water for industrial and domestic use, its proximity to the railway, and its location on the northeast coast among the main population of union supporters.

Context Message 5: Fish trading in Newfoundland in the early 20th century was an international industry with world-wide connections

Context Message 6: Port Union was viewed as a distinctly different place by the other outports for its planned layout, duplex buildings, modern technology and large scale enterprises.

Figure 9 “Coaker houses” on Coaker Drive

Context Message 7: Hydro-electric power generation was an important factor in creating a self-sufficient community at Port Union.

Context Message 8: In the second half of the 20th century the influence of the FPU declined but Port Union continued to prosper until the cod fishing moratorium imposed in 1992 led to the closing of the fish plant and massive out-migration

4.3 Objectives

The reasons for designation as a national historic site are effectively communicated to the public when:

- the overall heritage presentation experience conveys the reasons for designation as a national historic site.
 - Visitors and the site stewards understand the reasons for designation as a national historic site.
-

- Management decisions are based on adequate and sound information and are made in accordance with the principles and practice of the *Cultural Resource Management Policy*.

Figure 10 Holy Martyrs Anglican Church

5 RESOURCES, VALUES AND MESSAGES NOT RELATED TO THE REASONS FOR DESIGNATION AS A NATIONAL HISTORIC SITE

Some resources, values and messages are not related to the reasons for designation. This section contains information on these resources, as well as messages and other values which are important but not related to the reasons for designation.

In applying the first element of commemorative integrity, emphasis is clearly on resources directly relate to the reasons for designation as a national historic site and their values. However, the Cultural Resource Management Policy applies to all cultural resources, as well as significant ecosystem features.

A Commemorative Integrity Statement is developed to assist managers or owners in managing all the resources for which they have responsibility. The overall stewardship of a national historic site is called into question and commemorative integrity is threatened if resources not related to the reasons for designation are not managed in accordance with the *Cultural Resource Management Policy*.

5.1 Resources Not Related to the Reasons for Designation as a National Historic Site

5.1.1 Landscapes and Landscape Features

n/a

5.1.2 Buildings and Structures

The Post Office building was erected on the site of the former customs building in the 1950s and represents government services provided in outports in the mid-20th century.

The Coaker monument and cemetery reflect the prominence of Sir William Coaker. The prominent location for the monument was chosen by Sir William and the bust was made before his death. The monument, a bronze bust atop a marble tomb and platform, and its setting, in its own enclosure at the top of a flight of steps, surrounded by a family cemetery that is itself surrounded by an ornate concrete wall, is of a scale and prominence that is very unusual in outport Newfoundland.

The Sir William F. Coaker HSMBC plaque is located beside The Bungalow property on Bungalow Hill. As an HSMBC plaque it is by definition a level 2 cultural resource.

5.1.3 Archaeological Sites

n/a

5.1.4 Objects

NOTE: No systematic inventory of objects that are of historic value but are not related to the reasons for designation of Port Union and that are held in various collections or simply present in buildings in Port Union has been carried out.

- Many of the furnishings and objects in The Bungalow are connected with the personal and public life of Sir William Coaker, separate from his role as president of the FPU.
- Many objects in the train station/museum are related to railway operations and history
- Many objects in the train station/museum are related to aspects of early life in Port Union but not directly to the reasons for commemoration

5.2 Values Not Related to the Reasons for Designation as a National Historic Site

- The Post Office building, Coaker monument and cemetery and the collections of objects in Port Union are valued because they represent tangible connections to both important and everyday aspects of the history and life of the town of Port Union.

5.3 Objectives for Resources and Values Not Related to the Reasons for Designation

The resources and their values will not be impaired or under threat when:

- the resources and their associated values are respected;
- management decisions are based on adequate and sound information and are made in accordance with the principles and practice of the *Cultural Resource Management Policy*;
- the resources and their associated values are not lost, impaired or threatened from natural process, for example erosion and decay, within or outside of the site;
- the resources and their associated values are not lost, impaired or threatened from human actions within or outside of the site; and
- the historic values of the resources are communicated to visitors and stakeholders.

5.4 Messages Not Related to the Reasons for Designation as a National Historic Site

- In the second half of the 20th century the influence of the FPU declined but Port Union continued to prosper until the cod fishing moratorium imposed in 1992 led to the closing of the fish plant and massive out-migration.

- Port Union Historic district is a national historic site, one of a family of national historic sites across Canada that are part of a system of national and international heritage places in Canada
- A national historic site is a place designated by the government of Canada as a site of importance to all Canadians because of its national historic significance
- Port Union Historic District NHSC is closely related thematically to other national historic sites that commemorate aspects of the east coast fishery – Ryan Premises NHSC in Bonavista, Battle Harbour Historic District NHSC, Bank Fishery National Historic Event in Lunenburg, Canso Islands NHSC, Red Bay NHSC, Paspébiac NHSC.
- The Power House at the hydro-electric facility is also recognized as a provincial historic site.

5.5 Objectives for Messages Not Related to the Reasons for Designation as a National Historic Site

The messages not related to the reasons for designation as a national historic site are effectively communicated to the public when:

- part of the heritage presentation experience conveys the messages not related to the reasons for designation as a national historic site.
- the messages not related to the reasons for designation as a national historic site and their presentation do not overwhelm or detract from the presentation and understanding of the site's national historic significance.
- visitors understand the messages not related to the reasons for designation as a national historic site.
- management decisions are based on adequate and sound information and are made in accordance with the principles and practice of the *Cultural Resource Management Policy*.

6 APPENDICES

6.1 APPENDIX A: Historic Sites and Monuments Board of Canada Minutes Concerning Port Union

6.1.1 Excerpt from HSMBC Minutes of November 1998

Port Union Historic District Proposal, Port Union, Newfoundland

Background

In Committee, Dr. Conrad invited Ms. Rhona Goodspeed to present the Port Union historic district proposal and a video. Ms. Goodspeed explained that the request originated from Mr. Bruce Sweetland, Chairperson of the Sir William F. Coaker Heritage Foundation, who believes that Port Union is nationally, and possibly internationally significant, because of its important role in the story of William Coaker (1871-1938) and the Fishermen's Protective Union. Coaker was designated a person of national historic significance in 1985 and was commemorated by means of a plaque in Port Union.

Port Union, established in 1916 by the Fishermen's Protective Union and Coaker, grouped together fishermen from the northeast coast of Newfoundland to achieve commercial independence from the St. John's merchants and to attain a better quality of life. The town very quickly became a thriving commercial and industrial centre, with facilities comparable within Newfoundland only to St. John's and has continued as a prosperous commercial centre for most of its history.

Ms. Goodspeed explained that the proposed district comprises a harmonious representation of residential, commercial and industrial buildings expressed in the vernacular architecture typical of Newfoundland outposts, but also includes a rare element in Newfoundland communities, that of duplex residences.

Recommendation

The Board determined that the proposed district met all the Board's criteria for national historic districts, as described above, and recommended the historic district of Port Union, as defined by the harbour front, Reid Road, Upper Road and the enclave of Coaker houses above Upper Road, as well as the town's hydroelectric power station (including penstock/flume, intake to flume, canal, dam and reservoir), for designation as a national historic site to be commemorated by means of a plaque in Port Union.

Port Union is a district of national historic significance because it is an outstanding example of a significant social phenomenon, that of the establishment of a union town noted for its commercial success in the face of aggressive competition from commercial merchants in Newfoundland. The community serves as both a symbol and an expression

of the Fishermen's Protective Union and its success in severing, for a time, a centuries-old dependence on Newfoundland merchants.

The town of **Port Union** is the expression of union president William Coaker's vision backed financially and politically by union members, most of whom were fishermen. The union origins of **Port Union** are embodied in the site, including the hydro facility, setting, vernacular architecture and plan, which together convey a strong sense of place and history, still readily identifiable with a minimum of intrusive elements.

6.1.2 Extract from HSMBC Minutes June 2004 (Status of Designations Committee)

L. Clarification of Designated Place for Port Union Historic District National Historic Site of Canada, Port Union, Newfoundland

(Ref. 2004-87, "Clarification of Designated Place for the Port Union Historic District")

Port Union Historic District was designated a national historic site in 1998. The Status of Designations Committee was asked to provide a clear verbal description of the designated place because the Board minute does not detail boundaries for the designated place and does not explicitly refer to the description in the agenda paper. There are small variances between the text and illustrations in the agenda paper.

The Committee concurred with the findings of the report before it and confirmed that the designated place for Port Union National Historic Site of Canada is comprised of two detached polygonal areas as follows:

Boundary of Section 1: Within the Town of Port Union

This area of the Port Union Historic District is located along Catalina Harbour and is characterized by its general arrangement of buildings around the triangle of streets – Main Street, Reid Road and Coaker Drive. The proposed boundary is shown in Figure 2a, Submission Report 2004-87 and is described here in six segments:

From Point A to B, the boundary of the historic district (and designated place) follows the mean high water mark of Catalina Harbour. The wharf in front of the fish plant is within the boundary. Point A is defined as the point where the shoreline is met by a line representing the prolongation of the axis of the north side of an unnamed road. Point B is a point near the former railway station where a small water-course enters Catalina Harbour.

From Point B to Point C: the boundary follows the minor watercourse a short distance to the point where it reaches Reid Road.

From Point C to Point D: The boundary follows the west or inner edge of Reid Road from Point C to the intersection of Reid Road with Coaker Drive.

From Point D to Point E: The long southwestern boundary line follows the north side of Coaker Drive from its intersection with Reid Road to its intersection with Main Street, with the following exception: the boundary crosses Coaker Drive in order to include seven houses on their lots facing Coaker Drive, and four houses on their lots facing a small unnamed side road which runs south off Coaker Drive. The boundary here surrounds the houses on their lots, as these existed at the time of designation.

From Point E to Point F: the boundary here follows an arbitrary line which represents the shortest possible distance from the intersection of Coaker Drive and Main Street to the north side of the small unnamed road which leads towards the shore at Point A.

From Point F to Point A: the boundary here is a straight line, following the north side of the straight portion of the unnamed side road until that road curves left; from the point where the road begins to curve, the boundary follows a prolongation of the same straight line to the mean high tide mark (Point A).

Boundary of Section 2: The Former Union Electric Hydro-Electric Station

The second section of the Port Union national historic site consists of the town's hydro-electric station and the following named associated structures: the penstock, its intake, the canal, dam and reservoir. These are shown in Figure 2b, Submission Report 2004-87. Also relevant to this description, though not described in the Minute, is the Light and Power Road, a service road which crosses the canal twice on its way to the lakeshore above the lower dam. More particularly:

At the edge of the Catalina River, the boundary of the designated place is defined by the power house on its footprint and by the fenced area to its east (*as depicted in Figure 9 in Agenda Paper 1998-37*). Point A in Figure 2b is at the corner of this fenced area where it meets the top of the riverbank, and is a reference point for further descriptions of the boundary.

From Point A to Point B (Figure 2b) the northern boundary of the designated place is defined by the northern (outside) edge of the service road (Light and Power Road) which runs parallel to and north of the penstock. Point B is defined as the place on the canal bank where this road crosses the canal, which draws water from the reservoir and delivers it to the penstock.

The reservoir is within the designated place and its high-water mark is part of the boundary of the designated place.

On the south or downstream side of the reservoir, the entire structure of the lower dam, on its footprint, is within the designated place; the boundary is formed by the lower edge of its footprint and follows the axis of the lower face of the dam to its intersection with the south side of the Light and Power Road, shown as Point E in Figure 2b.

The boundary of the designated place from Point E to the edge of the lot on which the power house sits (Point F) follows the southern edge of the Light and Power Road to its crossing of the power canal; from here it follows the edge of the constructed bank of the canal to the head of the penstock, and then follows the trace of the southern edge of the penstock itself to the point where it enters the powerhouse (Point F).

6.2 APPENDIX B: Approved Plaque Text for Port Union Historic District NHS

(Approved by HSMBC June 2000)

PORT UNION HISTORIC DISTRICT
ARRONDISSEMENT HISTORIQUE DE PORT UNION

A remarkable and successful initiative, Port Union is the only town in Canada founded by a union. In 1916, the Fishermens Protective Union, led by William Coaker, began constructing buildings along an empty stretch of shoreline. By 1926, the union had established premises for its retail, export, shipbuilding and publishing companies; the town also included a large meeting hall, a railway station, a church and duplexes for workers. A hydro-electric plant, located over a kilometre away, supplied the community. The union succeeded in severing, for a time, the fishermens centuries-old dependence on St. John's fish merchants. The towns original layout and many intact buildings speak to its commercial and industrial success during its heyday (1918-1925) as a vibrant international port. A unique experiment in community organization, Port Union remains a symbol and an expression of the Fishermens Protective Union.

Seule ville canadienne fondée par un syndicat, Port Union fut une réussite commerciale remarquable. En 1916, la Fishermens Protective Union, dirigée par William Coaker, entreprit la construction d'édifices sur une bande inoccupée du littoral. En moins de dix ans, la ville regroupait des bâtiments servant au syndicat pour ses activités de vente, d'exportation, de construction navale et de publication ainsi qu'une grande salle communautaire, une gare, une église et des duplex réservés aux travailleurs. L'ensemble était desservi par une centrale hydroélectrique, située à un kilomètre de la ville. Pour un temps, le syndicat réussit à briser la dépendance centenaire des pêcheurs envers les marchands de poisson de St. John's. Le plan originel et de nombreux édifices encore intacts témoignent du succès commercial et industriel de ce port international dont l'apogée se situe entre 1918 et 1925. En conséquence, Port Union est devenu le symbole et l'héritage du Fishermens Protective Union.

6.3 APPENDIX C: Participants in the Port Union Historic District CIS Workshop

William Ford Coaker Heritage Foundation

Bruce Sweetland, President

Shelly Blackmore, Treasurer

Edith Samson, Executive Co-ordinator

Iva Duffet, Director

Port Union Museum Association

Gail Doody, Curator (Coaker Bungalow)

Municipality of Trinity Bay North

Austin Duffet, Mayor

Brendan Peters, Deputy Mayor

Neville Samson, Councillor

Alfred Street, Councillor

Memorial University of Newfoundland

Professor Melvin Baker

University Archivist-Historian & Adjunct Professor of History

Provincial Historic Sites

Linda Badcock

Parks Canada

Rhona Goodspeed, Historic Services Branch

Carla Wheaton, Ryan Premises

Facilitator

Charles Lindsay

6.4 APPENDIX D: Tables of Resources & Their Historic Values Within the Historic District

RESOURCES & VALUES WITHIN THE TOWN SITE PORTION OF THE DESIGNATED PLACE OF PORT UNION HISTORIC DISTRICT NHSC						
Category A = archaeological site B = building S = structure L = landscape feature						
	Site maps #	Name	Historic values	Level		
			<i>This resource is valued...</i>	0	1	2
A	1	Site of Salt Store/Coal Shed (originally built at founding of town, rebuilt after fire in 1946, now demolished)	<ul style="list-style-type: none"> because it was an important component of the operation of the fish plant for its archaeological potential as a source of information and materials that could enhance knowledge and understanding of Port Union's history. 		1	
B	2	Fish Plant (originally built at founding of town, rebuilt after fire in 1946)	<ul style="list-style-type: none"> because it was a major focus of economic activity at Port Union for its distinctive overall appearance characterized by three-storey construction and three large elevator towers for its several components related to extensive early use of modern technology – electric powered elevators, fish driers, presses etc. for its functional character apparent in its waterfront location, its scale, and its organization of space for its materials (BC fir framing, cedar-grained asbestos tile cladding etc.) and decorative elements (e.g. segmented arch above side entrance), which reflect the construction design and standards of the time following the 1945 fire 		1	

B	3	Retail Store (originally built at founding of town, rebuilt after fire in 1946)	<ul style="list-style-type: none"> because it was the headquarters for the distribution of materials and supplies for the FPU to its stores in communities along northeast coast because it served many functions supporting the operation of the town and FPU companies (machine shop, forge, garages, seal-oil plant, stables, boiler plant etc.) because the scale of this building as a store in outport Newfoundland was exceptional for its functional character, which is apparent in its location, layout and organization of space, for its original storefront façade, including canopy and large windows, that reflects the character and function of the building for its electric-powered elevator, which was very rare in an outport store for its exterior cladding of cedar-grained asbestos tiles, which reflects the design and construction standards of the time following the 1945 fire 		1	
B	4	Union Electric Building (originally built in 1946 to replace facilities formerly in retail store)	<ul style="list-style-type: none"> because it was the business HQ and appliance showroom for the Union Electric Light & Power Company for its functional character as revealed in the "modern" storefront façade (display window, recessed entrance, arched roof line) for its exterior cladding of cedar-grained asbestos tiles, which reflects the design and construction standards of the time following the 1945 fire 		1	
B	5	Factory (built 1923)	<ul style="list-style-type: none"> because, as a woodworking (manufacturing of windows, doors etc. for the Coaker houses) facility, it was part of the self-sufficiency vision of Port Union because it was the home of the Fishermen's Advocate press plant for its functional character, which is apparent in the exterior design, massing and scale of the structure and in the configuration of spaces within the building for its use of traditional materials (e.g. wooden cladding) and design elements (windows, doors etc.), which reflect the original design and construction standards of the union town 		1	
B	6	Garage	<ul style="list-style-type: none"> not a cultural resource 	0		

B	7	Post Office (built in 1950s on the site of a former customs building and an earlier post office. Now used as Foundation office)	<ul style="list-style-type: none"> because it represents the evolution of government services to Newfoundland outport communities for its design and materials, which are typical of provincial government buildings of the mid-twentieth century 			2
B	8	Power House (modern structure housing a collection of electric generating artifacts)	<ul style="list-style-type: none"> not a cultural resource 	0		
B	9	Train Station (built ca. 1917 by Reid Railway Co.; moved to current location ca. 1984; now used as museum)	<ul style="list-style-type: none"> because it was part of a vital component of the fish business – transporting goods and processed fish for its functional character as a train station, which is apparent in its overall appearance for its use of traditional materials and common design elements for train stations (e.g. overhanging roof and ticket sales window) 		1	
B	12	Holy Martyrs Church (originally built at founding of town, rebuilt after fire in 1946; now missing its tower, and clad with vinyl siding)	<p>level 1 values:</p> <ul style="list-style-type: none"> because it was an important component of the planned community of Port Union for its prominent location in the town which reflects the importance of the institution of the church in the community for its Gothic Revival architecture and choice of materials which reflect the aesthetic decisions made in creating the planned community of Port Union <p>level 2 values for its stained glass windows that commemorate the loss of “Coaker Recruits” in World War I</p>		1	
B	13	Hotel (originally built at founding of town, rebuilt after fire in 1946 – since then heavily altered, including removal of the top storey)	<ul style="list-style-type: none"> because it primarily served visitors drawn to Port Union for union congresses and for business with the union companies for its location in the commercial area of the town for its “footprint,” which reflects the dimensions of the 1946 building 		1	
B	14	House (post-1945)	<ul style="list-style-type: none"> not a cultural resource 	0		

B	15	The "Bungalow" (built 1917, with subsequent additions)	<p>level 1 values:</p> <ul style="list-style-type: none"> because the building was the location of many FPU activities and planning meetings because the house included Sir William Coaker's office in which FPU business was conducted because its size, architectural qualities (A Queen Anne-derived style) and setting on a large lot in the centre of the town, reflect its status as the home of the leader of the FPU <p>level 2 values:</p> <ul style="list-style-type: none"> because the building is directly associated with many aspects of Sir William Coaker's public and private life because the design, traditional materials and setting of the building and its grounds reflect a comfortable, but not opulent, residence for a prominent gentleman at the time 		1	
B	16	Caretaker's House (built ca. 1985)	<ul style="list-style-type: none"> not a cultural resource 	0		
B	17-19	Coaker Houses & Lots (duplexes)	<ul style="list-style-type: none"> because they represent the concern of the FPU to provide decent accommodation for workers and other staff of the union and its companies because the provision of electricity, water and indoor plumbing services reflects the "modern" character of Port Union at the time it was established because indoor plumbing in this row of houses reflects the status of the occupants because the alignment and spacing of these houses as part of a row along Main Street reflects the planned nature of the town because the common scale, design and materials used in the Coaker houses reflect their communal, as opposed to individual, construction and ownership because duplexes were very rare in outport Newfoundland at the time for their use of traditional materials and design elements (window & door locations, styles etc.), which reflect the original design and construction standards for housing of union and company workers and staff 		1	

B	20-21	Coaker Houses & Lots (duplexes. Original windows have been replaced with modern styles)	<ul style="list-style-type: none"> because they represent the concern of the FPU to provide decent accommodation for workers and other staff of the union and its companies because the provision of electricity, water and indoor plumbing services reflects the "modern" character of Port Union at the time it was established because indoor plumbing in this row of houses reflects the status of the occupants because the alignment and spacing of these houses as part of a row along Main Street reflects the planned nature of the town because the common scale, design and materials used in the Coaker houses reflect their communal, as opposed to individual, construction and ownership because duplexes were very rare in outport Newfoundland at the time for their use of traditional materials and design elements (window & door locations etc.), which reflect the original design and construction standards for housing of union and company workers and staff 		1	
B	22	Coaker House & Lot (original configuration not known. Now a single dwelling, heavily modified and not clearly a Coaker house. Not clear whether any elements of the original house left.).	<ul style="list-style-type: none"> historical values cannot be determined at this time 			
B	23	UTC Manager's House & Lot	<ul style="list-style-type: none"> because its scale, design and materials reflect the vernacular architecture of middle class buildings in outport Newfoundland at that time because it reflects the social distinctions that existed in the union town for its use of traditional materials and architectural design elements 		1	
B	24	House (occupant unknown, but believed to be another union company manager)	<ul style="list-style-type: none"> because its design and materials reflect the vernacular architecture of middle class buildings in rural Newfoundland at that time because it reflects the social distinctions that existed in the union town for its use of traditional materials and architectural design elements 		1	

B	25	Coaker House & Lot (a one storey building that has been heavily modified with vinyl siding and changes to windows and doors. Coaker house style is reflected in overall massing and shape of building but not in its finishes or design elements)	<ul style="list-style-type: none"> because it represents the concern of the FPU to provide decent accommodation for workers and other staff of the union and its companies because the provision of electricity, water and indoor plumbing services reflects the "modern" character of Port Union at the time it was established because indoor plumbing in the row of houses that this building belongs to reflects the status of the occupants because the alignment of this house as part of a row along Main Street reflects the planned nature of the town because the overall massing and shape of the building reflects its origin as a Coaker house 	1	
B	26	Coaker House & Lot (duplex; now vinyl sided)	<ul style="list-style-type: none"> because it represents the concern of the FPU to provide decent accommodation for workers and other staff of the union and its companies because the provision of electricity and water reflects the "modern" character of Port Union at the time it was established because the absence of indoor plumbing on these houses on Coaker Drive reflects the different level of accommodations provided for workers because the alignment of this house along Coaker Drive reflects the planned nature of the town because the common scale, design and materials used in the Coaker houses reflect their communal, as opposed to individual, construction and ownership because construction as a duplex was very rare in outport Newfoundland at the time for its traditional design elements (window and door locations, styles etc.), which reflect the original design and construction standards for housing of union and company workers 	1	

B	27	Coaker House & Lot (duplex, one side has been covered with vinyl siding, the other retains original wooden siding and its ground floor bay window)	<ul style="list-style-type: none"> • because it represents the concern of the FPU to provide decent accommodation for workers and other staff of the union and its companies • because the provision of electricity and water reflects the “modern” character of Port Union at the time it was established • because the absence of indoor plumbing on these houses on Coaker Drive reflects the different level of accommodations provided for workers • because the alignment of this house along Coaker Drive reflects the planned nature of the town • because the common scale, design and materials used in the Coaker houses reflect their communal, as opposed to individual, construction and ownership • because construction as a duplex was very rare in outport Newfoundland at the time • for its traditional materials (e.g. wood siding and trim on one half) and design elements (window and door locations, styles etc.), which reflect the original design and construction standards for housing of union and company workers 		1	
B	28-31	Coaker Houses & Lots (duplex)	<ul style="list-style-type: none"> • because they represent the concern of the FPU to provide decent accommodation for workers and other staff of the union and its companies • because the provision of electricity and water reflects the “modern” character of Port Union at the time it was established • because the absence of indoor plumbing on these houses on Coaker Drive reflects the different level of accommodations provided for workers • because the alignment and spacing of these houses along Coaker Drive reflects the planned nature of the town • because the common scale, design and materials used in all the houses reflect their communal, as opposed to individual, construction and ownership • because duplexes were very rare in outport Newfoundland at the time • for their traditional materials (e.g. wood siding and trim) and design elements (windows and door locations, styles etc.), which reflect the original design and construction standards for housing of union and company workers 		1	

B	32	Coaker House & Lot (duplex, now clad with vinyl siding)	<ul style="list-style-type: none"> • because it represents the concern of the FPU to provide decent accommodation for workers and other staff of the union and its companies • because the provision of electricity and water reflects the “modern” character of Port Union at the time it was established • because the absence of indoor plumbing on these houses on Coaker Drive reflects the different level of accommodations provided for workers • because the alignment of this house (along with other Coaker houses) along Coaker Drive reflects the planned nature of the town • because the common scale, design and materials used in the Coaker houses reflect their communal, as opposed to individual, construction and ownership • because construction as a duplex was very rare in outport Newfoundland at the time • for its traditional design elements (window and door locations, styles etc.), which reflect the original design and construction standards for housing of union and company workers 		1	
B	33	House & Lot (single family dwelling – privately owned)	<ul style="list-style-type: none"> • because it is an example of the small number of privately built and owned houses allowed in the planned community of Port Union • because the alignment of this house along Coaker Drive reflects the planned nature of the town • for its use of traditional materials (wood siding and trim) and design elements (window and door location, styles etc.) that reflect design and construction standards of the time of the founding of Port Union 		1	

B	34-36	Coaker Houses & Lots (one-storey houses along a street running south from Coaker Drive)	<ul style="list-style-type: none"> because they represent the concern of the FPU to provide decent accommodation for workers and other staff of the union and its companies because the provision of electricity and water reflects the “modern” character of Port Union at the time it was established because the alignment of these house along a street off Coaker Drive reflects the planned nature of the town for their traditional materials (e.g. wood siding and trim) and design elements (window and door locations, styles etc.), which reflect the original design and construction standards for housing of union and company workers and other staff 		1	
B	37	Coaker Monument & Cemetery	<ul style="list-style-type: none"> because it commemorates the pre-eminent role of Sir William Coaker in the Fishermen’s Protective Union and in the establishment of Port Union because its location and design reflect the wishes of Sir William Coaker 			2
A	38	Site of Congress Hall ruins (hall built in 1924-25, destroyed by fire in 1960)	<ul style="list-style-type: none"> for its association with the Congress Hall which was <ul style="list-style-type: none"> - the FPU meeting place for major union conventions - a landmark building symbolic of the union - a union “beacon” lit with electric light that was visible far out to sea for its archaeological potential as a source of information and materials that could enhance knowledge and understanding of Port Union’s history. 		1	
	39	Coaker House & Lot (reconstructed by Heritage Foundation)	<ul style="list-style-type: none"> not a cultural resource 	0		
B	40	Station Master’s House (built ca 1916-18)	<ul style="list-style-type: none"> because it is associated with the operation of the railway – a vital part of the economic activity of Port Union for its use of traditional materials and architectural design elements 		1	
S	41	Wharf/pier	<ul style="list-style-type: none"> because it was a vital component of the operation of various FPU company activities for its location adjacent to major company buildings on the waterfront for its traditional design and materials 		1	

A	42	Site of Temperance Plant ruins	<ul style="list-style-type: none"> because it is associated with one aspect of the FPU's provision for the social welfare of the union community for its archaeological potential as a source of information and materials that could enhance knowledge and understanding of Port Union's history. 		1	
B	43	House (modern building on Reid Road)	<ul style="list-style-type: none"> not a cultural resource 	0		
L	44	Fish-drying Rock	<ul style="list-style-type: none"> because it was an important component of the operation of the fish plant 		1	
L		Roads and Streets (Main St., Coaker Drive, Bungalow Hill, Reid Rd (note: Reid Rd was formerly the alignment of the railway line))	<ul style="list-style-type: none"> for their alignments which determined the locations of most houses and other buildings in the planned town for their locations which determined the major patterns of movement within the planned town 		1	
L		Lanes/Paths	<ul style="list-style-type: none"> for their alignments which represent the informal patterns of movement within the planned town 		1	
S		Sir William Coaker HSMBC plaque	<ul style="list-style-type: none"> by definition all HSMB plaques are level 2 resources 			2

RESOURCES & VALUES WITHIN THE HYDRO-ELECTRIC GENERATING FACILITY PORTION OF THE DESIGNATED PLACE OF PORT UNION HISTORIC DISTRICT NHSC						
Category A = archaeological site B = building S = structure L = landscape feature						
			<i>This resource is valued...</i>	0	1	2
B	1	Power House (built 1916-18)	<ul style="list-style-type: none"> because it is a component of the hydro-electric generating facility for its functional design & materials (concrete walls, series of openings along both sides, gabled wooden roof) 		1	
S	2	Penstock/flume	<ul style="list-style-type: none"> because it is a component of the hydro-electric generating facility for its wooden stave construction 		1	
S	3	Flume intake (includes the concrete wall and the gate)	<ul style="list-style-type: none"> because it is a component of the hydro-electric generating facility for its functional design and its materials 		1	
B	3	Shed above flume intake (recent building erected on the site of a similar earlier structure)	<ul style="list-style-type: none"> not a cultural resource 	0		
S	4	Canal (incl. banks)	<ul style="list-style-type: none"> because it is a component of the hydro-electric generating facility for its functional design and its materials 		1	
S	5	Lower Dam	<ul style="list-style-type: none"> because it is a component of the hydro-electric generating facility for its functional design and its materials 		1	
L	6	Reservoir (to the high water mark)	<ul style="list-style-type: none"> because it is a component of the hydro-electric generating facility for its functional design and materials 		1	
S	7	Light & Power Road	<ul style="list-style-type: none"> because it is a component of the hydro-electric generating facility for its alignment which provides access to the reservoir and dams 		1	
S		Fence around hydro-electric station	<ul style="list-style-type: none"> not a cultural resource 	0		